LOT 14
CREEKSIDE #2 PB 7/32

TRULOCK SHAWN L & ANGELA M
87485 CREEKSIDE DR
YULEE, FL 32097

2026

51-3N-27-0262-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

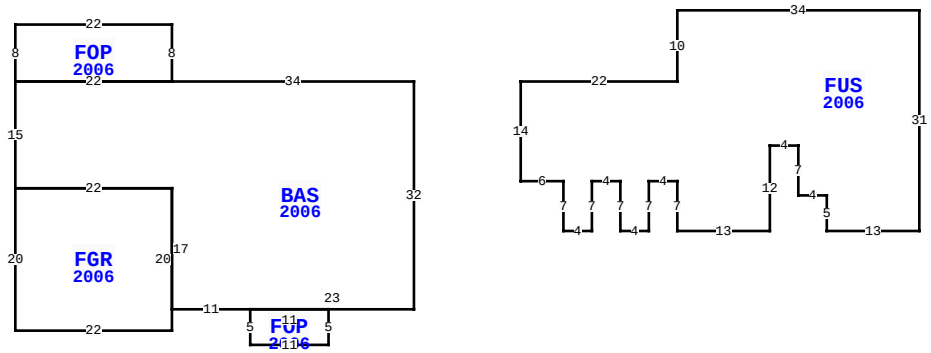
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4037.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	2006	1,418	139,978
FGR	440	55	2006	242	23,889
FOP	55	30	2006	16	1,580
FOP	176	30	2006	53	5,232
FUS	1,350	100	2006	1,350	133,266
TOTALS	3,439			3,079	303,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,079	109.6410	115.12	354,454	2006	2006	0	0	0	14.25	85.75

1 SINGLE FAM 100% - 2022 Heated Area: 2768 HX Base Yr 2022



87485 CREEKSIDE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,944
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		370,704
SOH/AGL Deduction		38,117
ASSESSED VALUE		332,587
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		281,176
TOTAL JUST VALUE		370,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007640	REPAIR/RRF	13,500	09/14/2020
B16320	NEW CONSTR	188,411	02/22/2006
E16160	ELEC OTHER	2,000	11/01/2005
M10686	MECH OTHER	0	11/01/2005
P10207	OTHER	0	10/01/2005
R08404	REPAIR/RRF	2,800	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2462/0163	5/17/2021	WD	Q	I	01	339,000
GRANTOR: AKEL FRED CHANDLER						
GRANTEE: TRULOCK SHAWN L & A						
2172/1344	1/23/2018	WD	U	I	30	260,000
GRANTOR: AKEL KIBBEE						
GRANTEE: AKEL FRED CHANDLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W34 FOP=[YR=2006] N8 W22 S8 E22$ W22 S15 FGR=[YR=2006] S20 E22 N20 W22$E22 S17 E11 FOP=[YR=2006] S5 E11 N5 W11$ E23 N32$ PTR=[YR=2006] E15 FUS=[YR=2006] E22 N10 E34 S31 W13 N5 W4 N7 W4 S12 W13 N7 W4 S7 W4 N7 W4 S7 W4 N7 W6 N14$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS